EDWARD KNIGHT
ESTATE AGENTS

9 BEACONSFIELD AVENUE, RUGBY, CV22 6BY

£325,000









PROPERTY SUMMARY

Edward Knight are proud to present this well-arranged and deceptively spacious two-bedroom bungalow, situated within a popular residential area of Rugby. Offering versatile single-storey accommodation and driveway parking, this property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

The accommodation comprises a bright and welcoming living room, providing a comfortable space for both everyday living and entertaining. The fitted kitchen/diner offers practical space for cooking and dining, complemented by a separate utility area. Further accommodation includes a dedicated study, a family bathroom and an additional shower room, providing flexibility to suit a variety of needs.

The property benefits from two well-proportioned bedrooms, offering comfortable accommodation with scope to personalise and enhance. The overall layout provides a practical balance of living space and bedroom accommodation, making this an appealing prospect for a range of buyers.

Externally, the property benefits from a driveway providing convenient off-road parking. The rear garden is arranged over two levels and has been designed with low maintenance in mind. Paved patio areas provide ideal spaces for outdoor seating and alfresco dining.

Offering generous and versatile accommodation, driveway parking and excellent potential for improvement, this bungalow is well worth viewing. An internal inspection is highly recommended to fully appreciate the space, potential and location on offer.

LOCATION

Beaconsfield Avenue enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a ten-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.



This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Beaconsfield Avenue a standout choice for a wide range of discerning buyers.





















OTHER INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

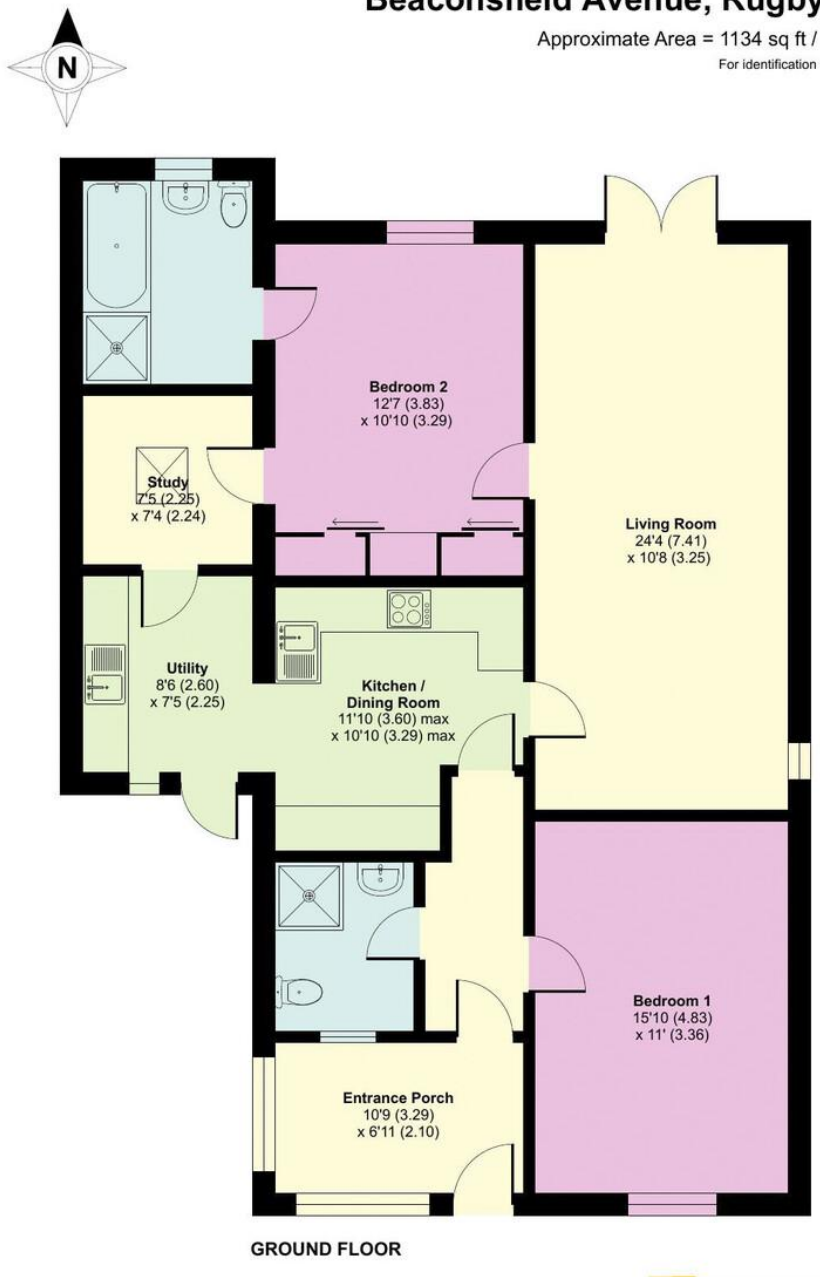
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

Beaconsfield Avenue, Rugby, CV22

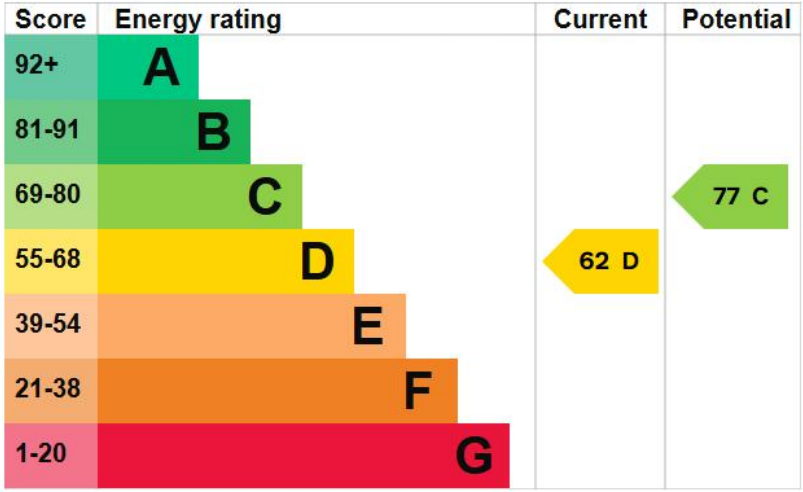
Approximate Area = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



GROUND FLOOR





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements